

Countywide Comprehensive Plan Update

Summary of Zoning Map Revisions

A component of the Countywide Comprehensive Plan update is a comprehensive zoning process that provides an opportunity to revise the zoning of individual properties based on revisions to the land use plan designations. The comprehensive zoning process allows the County to initiate appropriate zoning changes and has also allowed for requests by property owners to change the zoning for their property.

Summarized below are the major proposed zoning revisions for the community growth areas. This summary is intended to reflect the preliminary actions the BOCC made during their work sessions in September, October, and November, which are reflected in the BOCC Draft Plan.

Adamstown Region

- Buckeystown Community
 - Rezone existing R-3, R-5, and GI properties along MD 85 to Village Center (VC) to conform to proposed Village Center land use plan designation.
 - Rezone existing General Industrial (GI) to Limited Industrial (LI)
 - Rezone existing R-3 outside of proposed community growth area to Agricultural (A)
 - Rezone Buckingham's Choice from A and R-1 to Institutional (I).
- Eastalco Employment Area
 - Rezone portion of Eastalco east of Tuscarora Creek from General Industrial (GI) to Limited Industrial (LI).
 - Rezone portion of Eastalco south of the tributary to Tuscarora Creek from GI and LI to Agricultural (A).
 - Rezone property between Cap Stine Rd. and Mullinex Industrial Park from Agricultural (A) to General Industrial (GI).
- Adamstown Community – Rezone from R-1 to Village Center (VC) properties proposed with Village Center plan designation. Rezone Carroll Manor Elementary from R-1 and A to Institutional (I).
- Point of Rocks Community
 - Rezone a portion of townhouses in the Canal Run PUD from General Commercial (GC) to R-5.
 - Rezone MARC parking lot and County park between railroad and MD 28 from VC to Resource Conservation (RC).
 - Rezone General Commercial and Agricultural properties, within the community growth area, at east end north of MD 28 to Limited Industrial (LI).

Brunswick Region

- Brunswick Community
 - Rezone properties at intersection of MD 17 and MD 180 from Highway Service (HS) to General Commercial. Rezone HS property on west side of US 340 to Agricultural.
 - Rezone area between MD 17 and Rosemont Ave. from R-1 to A.
 - Rezone Demiray property north of Rosemont from R-1 to A.
- Jefferson Community
 - Rezone Long property from R-3 to A.
 - Rezone portion of property between MD 180 and Holter Rd. from VC to GC.
 - Rezone properties on Roundtree Rd. from GC to VC.

Frederick Region

- Frederick Community
 - Rezone large undeveloped parcels in the County but within the community growth area from R-1 to A.

Middletown Region

- Braddock Heights
 - Properties designated on the land use plan as Natural Resource are proposed to be rezoned from R-1 or R-3 to Resource Conservation (RC).
 - Properties designated either Rural Community or Rural Residential would retain their R-1, R-3, Village Center (VC), or General Commercial (GC) zoning.
- Middletown Community
 - Rezone portion of AC Jets property on north side of US 40A from R-3 to A.
- Myersville Community
 - Rezone several undeveloped parcels within the community growth area from R-3 to A.

New Market Region

- Linganore Community
 - Rezone portions of the Linganore PUD (Alpine, Woodridge, Hamptons South, Isles of Balmoral) that are proposed with an Agricultural/Rural or Natural Resource plan designation from Planned Unit Development (PUD) to Agricultural (A) or Resource Conservation (RC) respectively.
 - Rezone several parcels on the west side of Yeagertown Rd. that are owned by individuals from PUD to A.
 - Rezone the Holly Hills Country Club from A to Open Space Recreation (OSR).
- New Market Community
 - Rezone eastern end of Baldwin Rd. from Office/Research/Industrial (ORI) to A for the Attanasof property and part of Demitt property outside of the community growth area.

Thurmont Region

- Emmitsburg Community
 - Rezone all undeveloped properties on the north side of Town from R-3 to A.
 - Rezone undeveloped properties on the southwest side of Town along Annandale Rd. from R-1 to A.
 - Rezone properties at the US 15/S. Seton Ave. intersection from Highway Service (HS) to General Commercial (GC).
 - Rezone several properties on Keysville Rd. from Limited Industrial (LI) and General Industrial (GI) to A.
- Thurmont Community
 - Rezone undeveloped properties along Pryor Rd. from R-1 to A.
 - Rezone undeveloped properties on east side of Town north of MD 77 from R-1 to A, and rezone a parcel currently zoned General Industrial to A.

Urbana Region

- Monrovia Community
 - Rezone the Monrovia Town Center PUD, which is proposed to be removed from the community growth area from PUD to A.
 - Rezone the undeveloped General Commercial (GC) properties to A.
- Urbana Community
 - Rezone the Urbana middle and high schools to Institutional.
 - Rezone southern end of the I-270 Employment Corridor, along Fire Tower Rd., from Office/Research/Industrial (ORI) to RC and A.

Walkersville Region

- Libertytown Community
 - Rezone portion of Hood property within the community growth boundary from R-3 to A.
 - Rezone Liberty Elementary to Institutional.
 - Rezone portion of Wormald property outside of the community growth area from R-3 to A.
- Walkersville Community – adjust RC zoning along the Monocacy River in the southwest portion of the growth area.
- Woodsboro Community
 - Rezone Stein property in northwest side of Town from Limited Industrial (LI) to A.
 - Rezone the undeveloped General Commercial (GC), Limited Industrial (LI), and General Industrial (GI) properties in the south end of Town to A.